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2020-012850

Klamath County, Oregon



00266895202000128500020022

10/07/2020 12:57:37 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Edward R Espinoza

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

Edward R Espinoza
PO Box 69 SPRAGUE RIVER OR.
97639KNOW ALL BY THESE PRESENTS that Edward R Espinoza

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Edward R Espinoza & Joan Espinoza (Husband & Wife), hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on Oct. 7 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Edward R Espinoza

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 7, 2020, by Edward R Espinoza

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



OFFICIAL STAMP
SAMANTHA JEENE GARDNER
NOTARY PUBLIC-OREGON
COMMISSION NO. 991993
MY COMMISSION EXPIRES OCTOBER 20, 2023

Samantha Gardner

Notary Public for Oregon

My commission expires Oct. 20, 2023



Exhibit #1

THIS SPACE RESERVED FOR

2018-015183

Klamath County, Oregon

12/20/2018 11:34:01 AM

Fee: \$92.00

After recording return to:

Edward R. Espinoza

P. O. Box 2722

White City, OR 97503

Until a change is requested all tax statements shall be sent to the following address:

Edward R. Espinoza

P. O. Box 2722

White City, OR 97503

File No. 271993AM

STATUTORY WARRANTY DEED

Kenneth V. Benge,

Grantor(s), hereby convey and warrant to

Edward R. Espinoza,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2, Block 73, Sixth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$15,600.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: